

Property Improvements at 182 East Main Street – Historic building in WHD

Building Equipment

- June 2018 New 30 gallon Hot Water Heater
- June 2018 Clean and Sanitize whole building duct work; replace all registers
- June 2016 NEW 1st Floor Heat Pump; w/year-round maintenance plan
- May 2015 NEW 2nd Floor Heat Pump (services 2nd and 3rd floors); w/year-round maintenance plan

Building Exterior

- 2019 Repair, paint, and ventilate the rear 2nd floor porch floor; repair/weatherseal/paint all wood siding; repair and paint the front wood soffit and metal flashing; strip and detail the front door; paint the concrete front porch, walkway between the buildings, the back landing and ramp to parking lot; power wash the back retaining wall; paint railings; replace drainage line for basement dehumidifier (pumped)

Work still in progress...
- 2018 Repoint exterior brick (front: by stairs and on porch; and in the back by bilco door), and seal stair walls on exterior stair access to basement
- 2012 Purchase and Install new storm windows on whole building
- 2011 & 2012 Historic Restoration Specialists repair front of building (water damage and brickwork repair); also, repair and return all windows and seal in place
- 2009 Termite treatment - Ehrlich Pest Control; annual checks and no further activity noted to date
- 2006 Rebuild retaining wall and cover with brick; rebuild concrete ramp; repoint brick where needed at back of building
- 2006 Back porch repairs (2nd floor): ceiling, deck, railings, and framing

Repair back door – for ADA compliance, install new hinges and rehang (swings out now)

Install ramp railings
- 2001 New rubber roof installed (with insulation and flashing) on both front and back roof sections

Building Interior

- 2019 Painting and minor repairs continue:
3rd floor restroom: resurface bathtub, install new variable speed ceiling fan, paint
2nd floor restroom: re-grout and polish tiles, replace toilet, paint
Replace the lace curtains throughout the whole building
Paint and detail all hallways and stair ways
- 2018 Painting and minor repairs, beginning with the 2nd floor suites and continuing into the
building hallways, lobbies, stairs and landings
- 2017 First Floor Renovations: new ADA bathroom, widen hallway passage, new subflooring
and carpet where needed, 2 new doors and hinges for ADA accessible entrance to 1st
floor offices, new toilet in 1st floor office suite restroom
- 2017 Third Floor updates: new restroom light fixture, attic window repair
- 2014 Install new toilets in 2nd and 3rd floor restrooms
- 2011 Whole building energy efficient lighting upgrade through BG&E's Small Commercial
Lighting Program (replaced all fixture ballasts and bulbs [4ft T8])
- 2005 Basement - oil tank leaking issue: remove tank, remove dirt, test, install vapor barrier
(all work done with oversight of Maryland Department of the Environment, and
contracted with AEG Environmental Products and Services: correspondence saved and
available)

UTILITIES (for 182 East Main Street, Westminster, MD)

Electric – BGE w/ alt supplier Next Era Energy (through C.C. Chamber of Commerce Co-op, CQI)

Usage	2018-19	2017-18
June	\$199.03	\$256.55
May	187.43	163.90
April	143.93	204.09
March	335.22	380.49
February	427.21	423.77
January	670.95	682.25
December	325.84	787.53
November	366.27	357.33
October	204.47	162.16
September	156.55	181.25
August	215.92	244.86
July	213.30	232.14
<u>TOTALS</u>	<u>3702.67</u>	<u>4270.24</u>
<u>Avg./mo.</u>	<u>284.82</u>	<u>328.48</u>

We have a contract renewal pending with CQI (for 2 years, and have requested 100% wind/renewables).
Prices will be negotiated in October 2019.

182 East Main Street, Westminster, MD 21157

LEASING OPTIONS SUMMARY

All offices have use of first floor ADA accessible bathroom at rear of building.

Basement has storage capability for tenants: access is locked, but area is not securely divided.

Parking lot at the rear of building provides 11 parking spaces and 1 handicapped parking space: 12 total

FIRST FLOOR

- a. 670 SF: office suite (ADA accessible); private restroom; use of ADA restroom

SECOND FLOOR

- a. Complete 2nd floor rental:
 - a. 1131 SF: Office Suite with all rooms, including print room, restroom, and lunchroom (not including stairways, or exterior porch SF); off street parking (4)
- b. Small Office (options)
 - a. 178 SF: 1 office w/closet; use of 1st flr ADA restroom; off street parking (1)
 - b. 355 SF: 2 offices w/closet; use of 1st flr ADA restroom; off street parking (2)
 - c. 106 SF: One room office; use of 1st flr ADA restroom; off street parking (1); listed on the floor plans as the Printing Room
- c. Large Office Suite (options)
 - a. 1025 SF: Office suite (4 offices), lunchroom, restroom; off street parking (4)
 - b. 847 SF: Office suite (3 offices), lunchroom, restroom; off street parking (3)
 - c. 670 SF: Office suite (2 offices), lunchroom, restroom; off street parking (2)
 - d. 106 SF: One room office; use of 1st flr ADA restroom; off street parking (1); this room is shown on drawings as the Printing Room, and it is separate from the suites' sf calculations, as it is currently being used by the landlord and not available for rent – but it can potentially be added onto any of the above mentioned suites for rental use or be rented separately

THIRD FLOOR

- a. 635 SF: Office suite (2 offices), restroom; off street parking (2-3); not including the attic space which is only suitable for storage

Parking Spaces Available: 11 regular + 1 Handicap = 12 total